

HORIZON REALTY SERVICES, INC.

LEASING • SALES • PROPERTY MANAGEMENT • CONSTRUCTION • DEVELOPMENT

AVAILABLE PROPERTY



Valley Shopping Center 1605 W. Main Street, St. Charles, IL 60174

<u>Location:</u>	On the south side of Main Street (Route 64-North Avenue), just east of Randall Road.			<u>Parking:</u>	New Parking Lot to be constructed consisting of 200 spaces.
<u>Total GLA:</u>	95,850 SF			<u>Traffic Counts:</u>	
<u>Space Available:</u>	Space may be demised as required by the tenant, 1,500 to 30,000 SF.				Randall Road – 31,400 vpd North Avenue – 28,500 vpd
<u>Area Tenants:</u>	Rookies Sports Bar, Fifth Third Bank, Dunkin Donuts, and many local and regional tenants, along the Randall Road corridor.			<u>Comments:</u>	This is a rare opportunity to Lease Retail/Office space adjacent to the primary intersection of North Avenue and Randall Road at a very attractive Lease Rate. Remodeling scheduled 3rd Quarter – 2013.
<u>Demographics:</u>	<u>1mile</u>	<u>3 mile</u>	<u>5 mile</u>		
Population:	7,555	52,813	107,853		
Employees:	4,302	34,496	69,145		
Avg. HH Income:	\$91,516	\$120,484	\$125,604		
Estimated Households:	2,933	19,284	37,674		

STUART B. LENHOFF
slenhoff@horizonrealtyservices.com

BARRY J. MILLMAN
bmillman@horizonrealtyservices.com

1130 LAKE COOK ROAD • SUITE 280 • BUFFALO GROVE, IL 60089
Phone: 847.870.8585 • Fax: 847.870.1888 • www.horizonrealtyservices.com

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While this information is deemed correct, no representation is made as to the accuracy thereof. This information is subject to errors, omissions and change of terms at any time. The property may be withdrawn from the market without notice.

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